

Ipswich

City Council

Local Law (Amending) Local Law No. 5 (Parking)
2024

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Part 1 Preliminary

1 Short title

This local law may be cited as *Local Law (Amending) Local Law No. 5 (Parking) 2024*.

2 Commencement

This local law commences on the date notice of the making of the local law is published in the gazette.

3 Local laws amended

This local law amends *Local Law No. 5 (Parking) 2013*.

Part 2 Amendment of Local Law No. 5 (Parking) 2013

4 Amendment of s 2 (Object)

Section 2, subsection (b), 'heavy vehicles in residential areas' –

omit, insert –

a heavy vehicle in a residential area or the Rural Zone

5 Amendment of s 12 (Parking or storage of a heavy vehicle)

(1) Section 12, subsection (1), 'heavy vehicles' –

omit, insert –

a heavy vehicle

(2) Section 12, subsection (2)(a), after 'residential area' –

insert –

or the Rural Zone

- (3) Section 12, subsection (2)(a)(ii)(E), ‘¹¹ or’ –

omit, insert –

¹¹

- (4) Section 12, subsection (2)(a)(iii) –

omit.

- (5) Section 12, subsection (4), ‘or a rural area’ –

omit, insert –

or the Rural Zone

6 Insertion of new s 12A

Before Part 5 (Offences) –

insert –

12A Assessment of application for permit

In assessing an application for a permit for parking or storing a heavy vehicle, the local government may assess the application against the Heavy Vehicle Implementation Guideline 2024.

7 Amendment of sch (Dictionary)

- (1) Schedule, definition *heavy vehicle*, ‘or combination of vehicles’ –

omit.

- (2) Schedule, after definition *heavy vehicle* –

insert –

Heavy Vehicle Guideline 2024 means the *Ipswich City Council Heavy Vehicle Guideline 2024* included as Annexure A and as amended from time to time.

- (3) Schedule, definition *parking or storing a heavy vehicle* –

omit, insert –

parking or storing a heavy vehicle means the parking or storage of one heavy vehicle in a residential area or the Rural Zone, whether or not the driver leaves the vehicle, for a period longer than is necessary for the loading and unloading of the heavy vehicle.¹

8 Insertion of new Annexure A

After Endnotes –

insert –

Annexure A – Heavy Vehicle Parking Guideline 2024

¹ The parking or storage of two or more heavy vehicles is a transport depot as defined by the Planning Scheme and may involve assessable development requiring a development permit under the Planning Act.

IPSWICH CITY COUNCIL HEAVY VEHICLE PARKING GUIDELINE 2024

Local Law No. 5 (Parking) 2013 & Subordinate Local Law No. 5.1 (Parking) 2013

Purpose of the Guideline

This guideline is intended to assist with implementation of the *Local Law No. 5 (Parking) 2013*, *Subordinate Local Law No. 5.1 (Parking) 2013*, the 2024 Ipswich Planning Scheme and seeks to ensure that:-

- (a) an appropriate balance is achieved between the protection of the amenity and character of local areas and the needs of the transport industry, which performs a critical role in delivering goods and services to the community;
- (b) heavy vehicle parking is undertaken in a manner which does not cause a nuisance or disturbance to the occupiers or users of nearby land, particularly nearby residents;
- (c) heavy vehicle parking is compatible with the physical characteristics of the site where the heavy vehicle is parked and the character of the local area; and
- (d) the road network which provides access to the site is adequate for use by heavy vehicles without causing or exacerbating a traffic problem for other road users.

Council's Guideline is intended to apply a standard approach to the interpretation and implementation of the relevant aspects of the related local laws and Planning Scheme. They offer a degree of certainty and formality to applicants, Council and the community. Where an applicant is proposing a variation to the guidelines the onus is on the applicant to demonstrate the facts and circumstances to support the variation.

Definitions

The definition of a **heavy vehicle** captures a large range of vehicles, including **adjunct vehicles**.

"heavy vehicle" means any of the following—

- (a) a vehicle or combination of vehicles (including an adjunct vehicle) that has a gross vehicle mass (GVM) of more than 4.5 tonnes, or has a total length in excess of 7.5 metres;
- (b) a trailer or semi-trailer standing alone which has a GVM of 3 or more tonnes or has a length exceeding 5 metres;
- (c) any vehicle of whatever size equipped to carry, by whatever means, a motor vehicle;
- (d) a tractor;
- (e) any vessel whose length exceeds nine (9) metres; and
- (f) any other vehicle or equipment which is consistent with those vehicles listed above.

"Adjunct Vehicle" means any of the following —

- (a) any trailer designed or adapted for the carriage of goods with a carrying capacity in excess of two (2) tonne tare including the trailer of an articulated vehicle;

- (b) any trailer designed or adapted for earthmoving or road making purposes, including a vehicle or equipment designed or adapted for excavating materials or equipment such as rollers, compressors or the like designed or adapted to be drawn behind a heavy vehicle;
- (c) any trailer containing a refrigeration unit;
- (d) any earthmoving equipment or vehicle which is capable of being transported on the tray of a heavy vehicle; or
- (e) any other trailer or equipment which is consistent with those trailers or equipment listed above.

"Transport Depot" means –

The use of premises for

- a. Storing vehicles, or machinery, that are used for a commercial or public purpose; or
- b. Cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph a.

Examples of Heavy Vehicles



Articulated Heavy Vehicle – gross vehicle mass (GVM) of more than 4.5 tonnes, or has a total length of in excess of 7.5 metres.



Semi-Trailer – a gross vehicle mass (GVM) of 3 or more tonnes or has a length exceeding 5 metres.



Car Carrying Vehicle – any vehicle of whatever size equipped to carry, by whatever means, a motor vehicle.



Medium Rigid Vehicle – a gross vehicle mass (GVM) exceeding 4.5 tonnes but less than 16.5 tonnes or nine (9) metres in length.

Example of an Adjunct Vehicle



Truck with adjunct vehicle - truck with trailer.

Applicable Laws

The applicable laws for the parking of heavy vehicles within the Ipswich Local Government Area include:-

- (a) *Local Law No. 5 (Parking) 2013* and *Subordinate Local Law No. 5.1 (Parking) 2013* (the '**local laws**') which regulates (via a permit system) the parking or storing of **single heavy vehicles** (and associated 'adjunct' vehicles, e.g. 'bob cats' and other earth moving equipment) in residential areas;
- (b) the 2024 Ipswich planning scheme (the '**planning scheme**') which regulates the development of a 'transport depot' (ie sites which involve the parking of **two or more heavy vehicles**); and
- (c) the *Transport Operations (Road Use Management – Road Rules) Regulation 1999*.

Guidelines

1. The information provided below outlines:-
 - (a) preferred heavy vehicle parking areas;
 - (b) criteria for site and operational suitability, outside preferred areas; and
 - (c) recognition of Council's support for highway service centres catering to the transport industry.

2. Preferred Heavy Vehicle Parking Areas

(1) 'Category A' Areas

- (a) Table 1 below sets out 'Category A' Preferred Heavy Vehicle Parking areas in which :-
 - (i) no approval or permit is required for the parking of a single heavy vehicle and associated adjunct vehicles; and
 - (ii) a development permit is required under the planning scheme for a Transport Depot where the use involves the parking of two or more heavy vehicles.

(2) 'Category B' Areas

- (a) Table 2 below sets out 'Category B' Preferred Heavy Vehicle Parking Areas in which:-
 - (i) no approval or permit is required for the parking of a single heavy vehicle and associated adjunct vehicles; and
 - (ii) a development permit is required under the planning scheme for a Transport Depot where the use involves the parking of two or more heavy vehicles.
- (b) The 'Category B' areas comprise suitable sites which are generally well separated or buffered from residential areas and are well located in respect to road transport infrastructure.

Table 1. Category A – Designated Preferred Heavy Vehicle Parking Areas

Area Location/Name	Map Reference
Wulkuraka / Karrabin-	1
Bundamba / Riverview-	2
Redbank Peninsula	3
Carole Park	4
West Ipswich	5
Karalee	6
Mt Crosby Road, Tivoli	7
Blacksoil	8
Yamanto	9
Lobb Street, Churchill	10
Briggs Road, Ipswich, Raceview and Flinders View	11
South Station Road, Swanbank Road, Fischer Road, Flinders View	12
Bundamba	13
Brisbane Road, Ebbw Vale	14
Monigold Place and ACIRL Street, Dinmore	15
Hansells Parade, Riverview	16
Brisbane Terrace, Goodna	17
Redbank Plains Road, Redbank Plains	18

Ebenezer / Willowbank	19
New Chum	20
Swanbank	21
Karrabin	22
Holdsworth Road, Tivoli	23
North Tivoli	24
Seidels Road, Walloon	25

Table 2. Category B – Designated Preferred Heavy Vehicle Parking Areas

Area Location / Name	RPD and Address	Map Reference
West Ipswich	Tiger, Clay, Tudor, Darling Street West, Keogh, Warrell and Hooper Streets	5
Riverview	McEwan Street and Station Road	16
Mobil Service Station	Lot 3 RP173813, 2487 Cunningham Hwy, Purga	26

(3) Rural Areas

- (a) No approval or permit is required for the parking of a single heavy vehicle (and any associated adjunct vehicle) in the Rural Zone, unless that land is situated within a 'residential area', such as the Rural Living Precinct (R3), in which case a heavy vehicle parking permit will be required to be obtained under the local laws
- (b) The parking of two or more heavy vehicles constitutes a Transport Depot and requires a development permit in the Rural Zone under the planning scheme.

3. Criteria for Heavy Vehicle Parking - Site and Operational Suitability – Outside the Designated Preferred Heavy Vehicle Parking Areas.

- (1) Table 3 below sets out the Performance Objectives and Compliance Criteria to determine site and

operational suitability for Heavy Vehicle Parking outside the Preferred Areas outlined in Clause 2 above.

- (2) The criteria set out in Table 3 are intended as a guide for heavy vehicle operators in determining site selection and for Council assessment officers in determining heavy vehicle parking permits under the local laws.
- (3) It is highly unlikely that sites and operations which do not meet the criteria set out in Column 2 of Table 3 will receive a heavy vehicle parking permit under the local laws.
- (4) The parking of two or more heavy vehicles constitutes a Transport Depot and requires a development permit under the planning scheme.
- (5) A Transport Depot is not expected development and is unlikely to be approved within Residential Zones under the 2024 Ipswich planning scheme.

4. Highway Service Centres

(1) Statement of Support

The Ipswich City Council supports the establishment of highway service centres to :-

- (a) meet the needs of the transport industry, particularly to provide for the refuelling, refreshment and rest of drivers; and
- (b) provide an opportunity for the overnight parking of heavy vehicles.

(2) Site and Operational Suitability

Highway service centres should:-

- (a) have ready and safe access to a highway or motorway;
- (b) provide adequate separation / buffering to nearby residents (either existing or proposed);
- (c) ideally provide a geographical distribution across the eastern, central and western parts of the local government area; and
- (d) provide facilities for:-
 - (i) the fuelling and overnight parking of heavy vehicles; and
 - (ii) the refreshment and rest of transport drivers and other members of the travelling public (eg. a restaurant, takeaway food premises, shop, toilets, showers and possibly a motel).

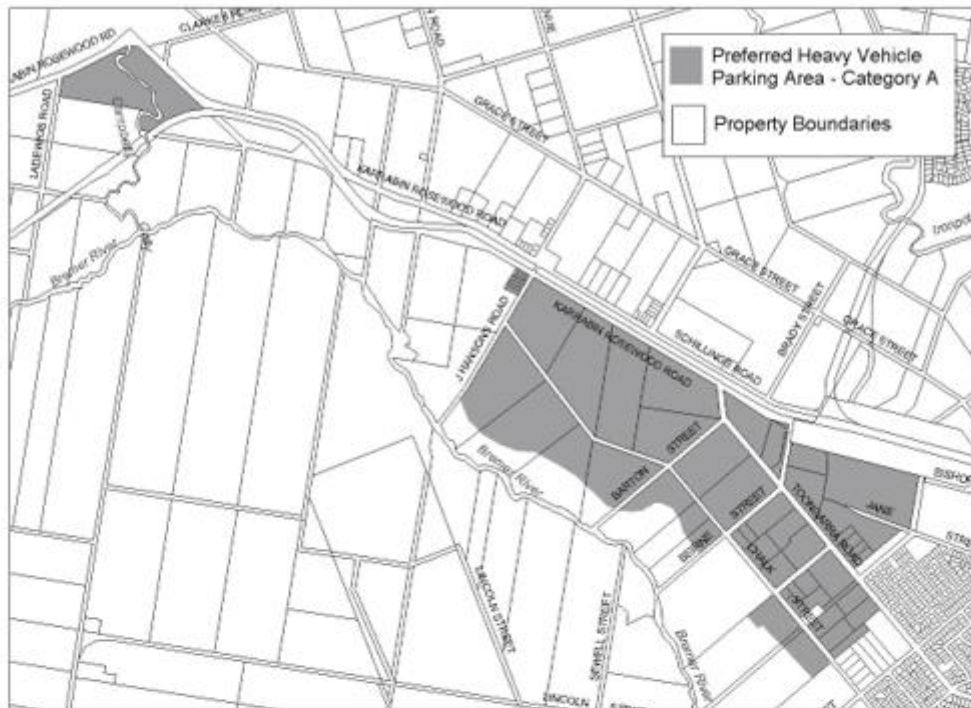
5. Further Information

- (1) It is strongly recommended that prior to undertaking heavy vehicle parking or the commencement of a transport depot (including prior to the signing of any contracts to purchase or lease land) transport operators should contact Council's Development Planning Branch (telephone 3810 6666) to ascertain whether or not approval is required under the planning scheme or Local Laws.
- (2) Applicants interested in developing a Highway Service Centre should also contact Council's Development Planning Branch and the Queensland Government Department of Transport & Main Roads to arrange for a Pre-lodgement meeting to discuss site suitability and likely development conditions.

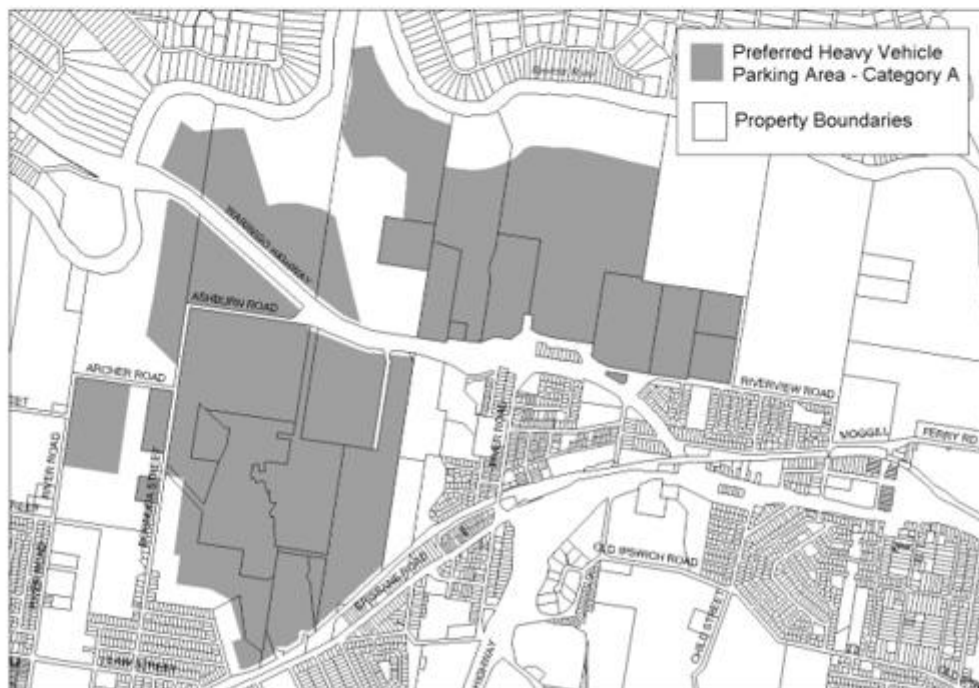
Table 3 – Criteria for Heavy Vehicle Parking – Site and Operational Suitability – Outside the Designated Preferred Heavy Vehicle Parking Areas (see item 3, page 4).

Column 1 Performance Objectives	Column 2 Compliance Criteria
Lot Size (1) The lot is of sufficient size and dimensions to accommodate the parking of the heavy vehicle.	Lot Size (1) (a) The lot is a minimum of 1000m ² and is preferably 4000m ² or greater in area. (b) The vehicle is parked wholly within the lot and does not extend onto adjoining land or within the dedicated road.
Roads and Carriageways (2) The street / road network which provides access to the site is adequate for use by heavy vehicles, without causing or exacerbating a traffic problem for other road users.	Roads and Carriageways (2) (a) The carriageway which provides access to the site is at least 6.0 and preferably more than 7.5 metres in width. (b) The street network providing access to the site offers good connectivity to the highway / strategic road network and avoids quiet residential access streets, particularly culs-de-sac. (c) It is preferable that all roads and streets used to access the site are sealed or alternatively it can be demonstrated that the use of unsealed carriageways will not cause a dust nuisance for the occupants of other lands. (d) Wherever possible, heavy vehicles are to enter and leave the site in forward gear. (e) Areas on which vehicles are parked or driven are located or constructed so as not to cause damage to public infrastructure such as drainage and sewer pipes and kerb and channel.
Amenity (3) The activity does not cause disturbance, annoyance or danger to neighbours or persons not connected with the activity.	Amenity (3) (a) There is no operation of refrigeration motors or repair or servicing activities on Sundays or Public Holidays or outside the hours of 7.00 a.m. to 6.00 p.m., Monday to Saturday. (b) Repair and servicing activities in respect of a heavy vehicle or an adjunct vehicle are— (i) generally of a minor nature and a type which do not immobilise the vehicle for a period longer than four (4) hours; and (ii) conducted in a manner such that there is no significant impact on nearby occupants or users of land in terms of noise, odour or electrical interference. (c) (i) Wherever possible heavy vehicles and adjunct vehicles are parked within an enclosed garage. (ii) Alternatively, the vehicles are parked away from nearby dwellings and are screened from view from such dwellings by way of a screen fence or landscaping. (d) Heavy vehicles and adjunct vehicles, if parked in the open, are parked no closer than 20m to a dwelling on an adjoining lot, or where there is no dwelling on an adjoining lot, 20m from an existing or likely building envelope. (e) Heavy vehicle parking is not undertaken in association with the use of premises for Dual Occupancy or Multiple Residential use. (f) The heavy vehicle parked on the site does not contain a load comprising materials which either by themselves or in combination (eg. explosives, flammable fuels, chemicals or fertilisers) present a danger or hazard to nearby occupants or users of land. (g) The heavy vehicle parked on the site does not contain a load or the remains of a load which is likely to cause a nuisance or disturbance to nearby occupants or users of land by way of emitting odours or noise (eg. through carrying livestock, manure, putrescible waste, chemicals or fertilisers). (h) It is preferable that all areas on which vehicles are parked or driven are sealed or at least treated in a manner which ensures there is no dust nuisance for occupants or users on nearby land.

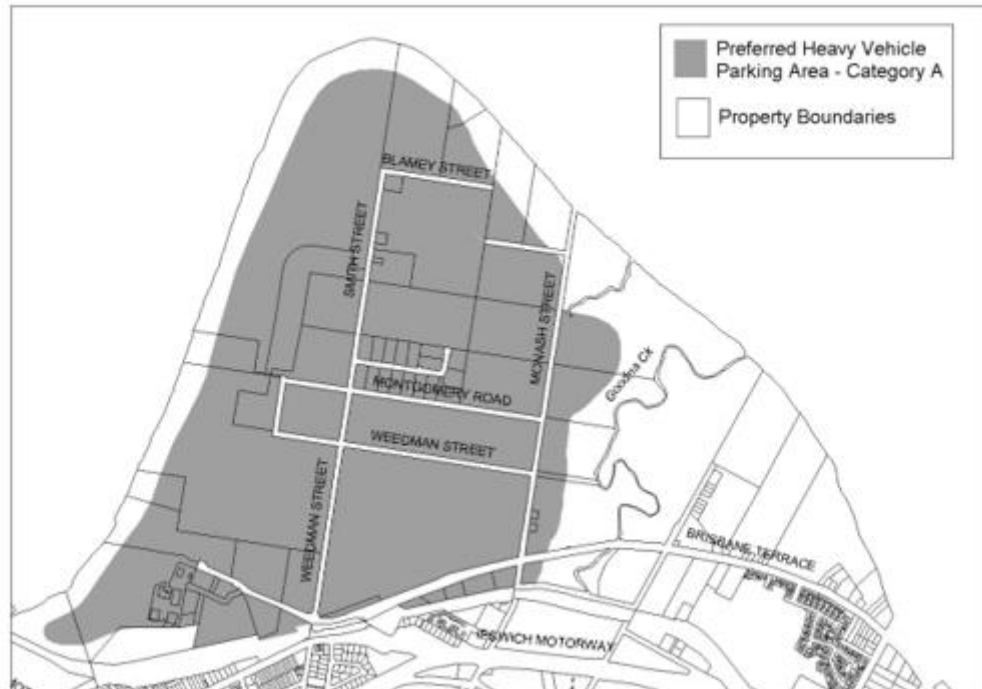
Map 1 - Wulkuraka/Karrabin



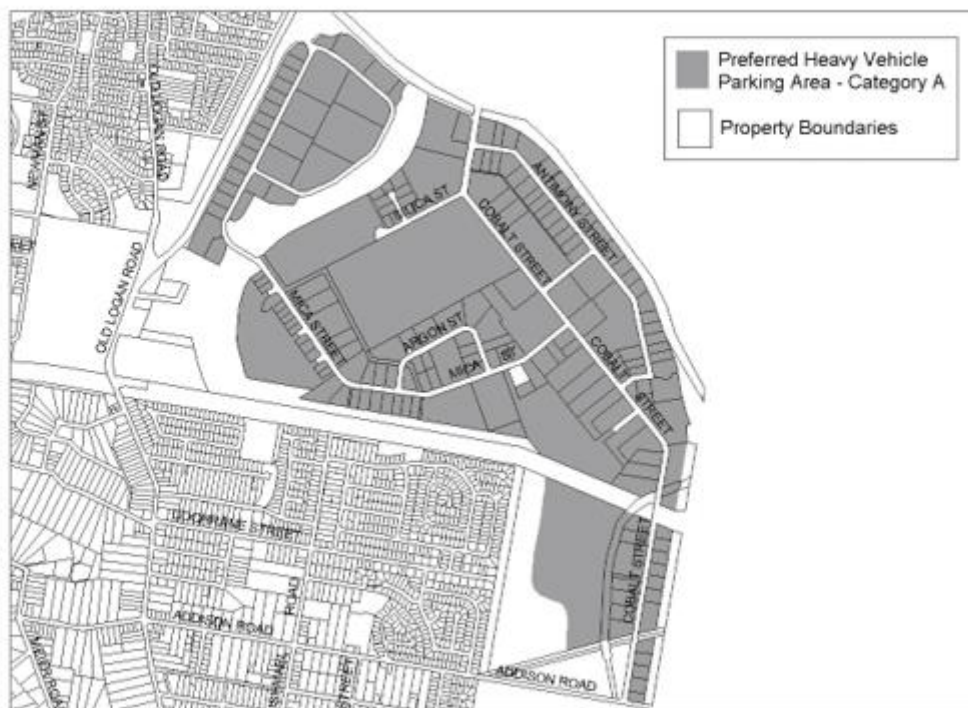
Map 2 - Bundamba/Riverview



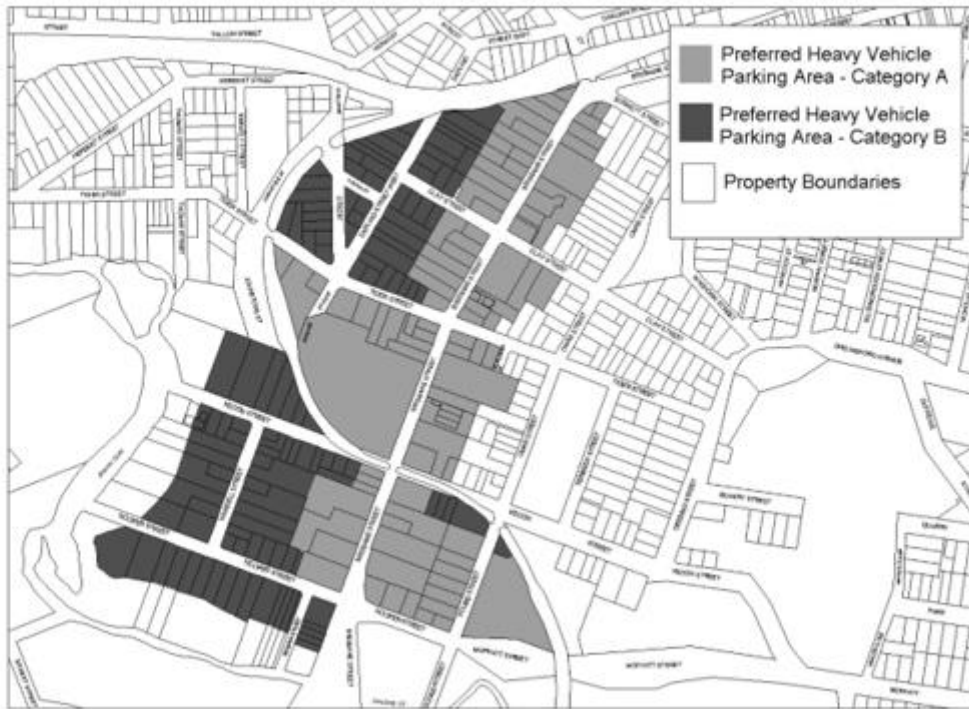
Map 3 - Redbank Peninsula



Map 4 - Carole Park



Map 5 - West Ipswich



Map 6 - Karalee



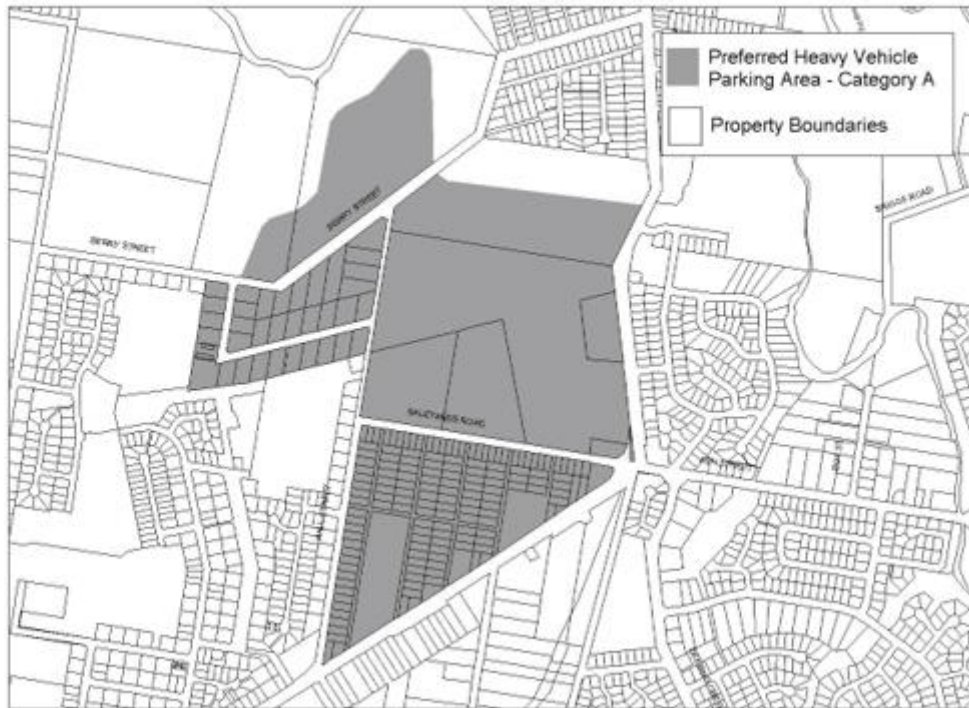
Map 7 - Mt Crosby Road, Tivoli



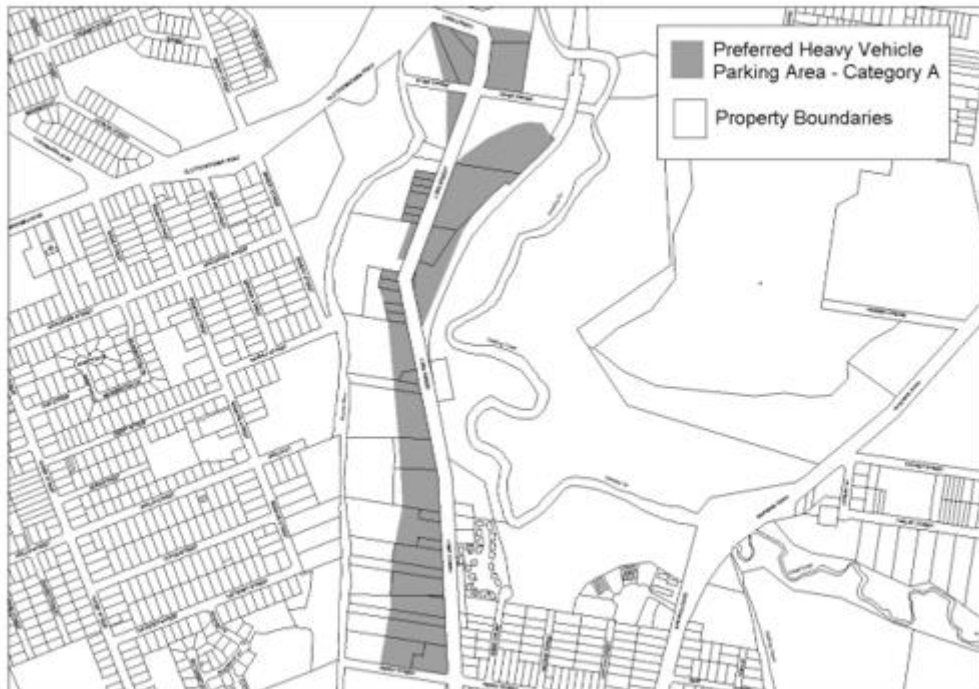
Map 8 - Blacksoil



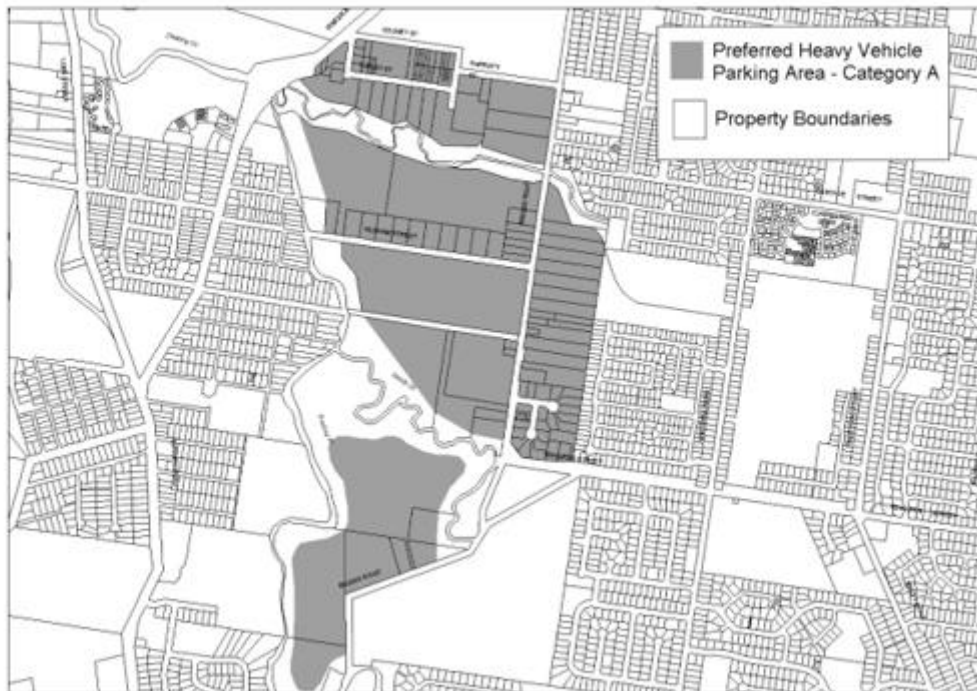
Map 9 - Yamanto



Map 10 - Lobb Street, Churchill



Map 11 - Briggs Road, Ipswich, Raceview and Flinders View



Map 12 - South Station Road, Swanbank Road, Fischer Road, Flinders View



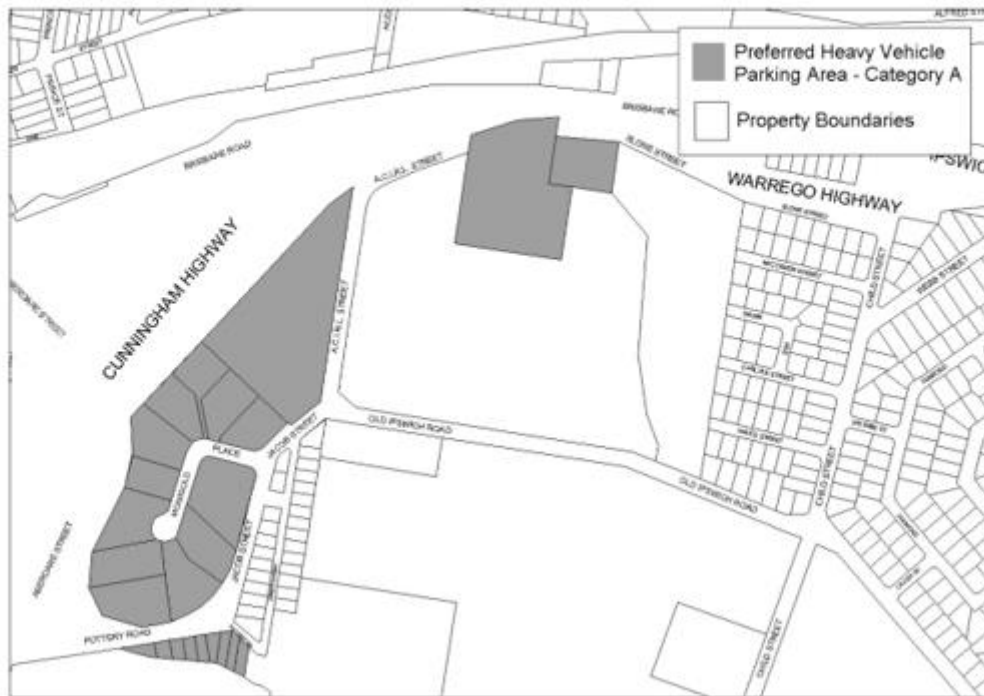
Map 13 - Bundamba



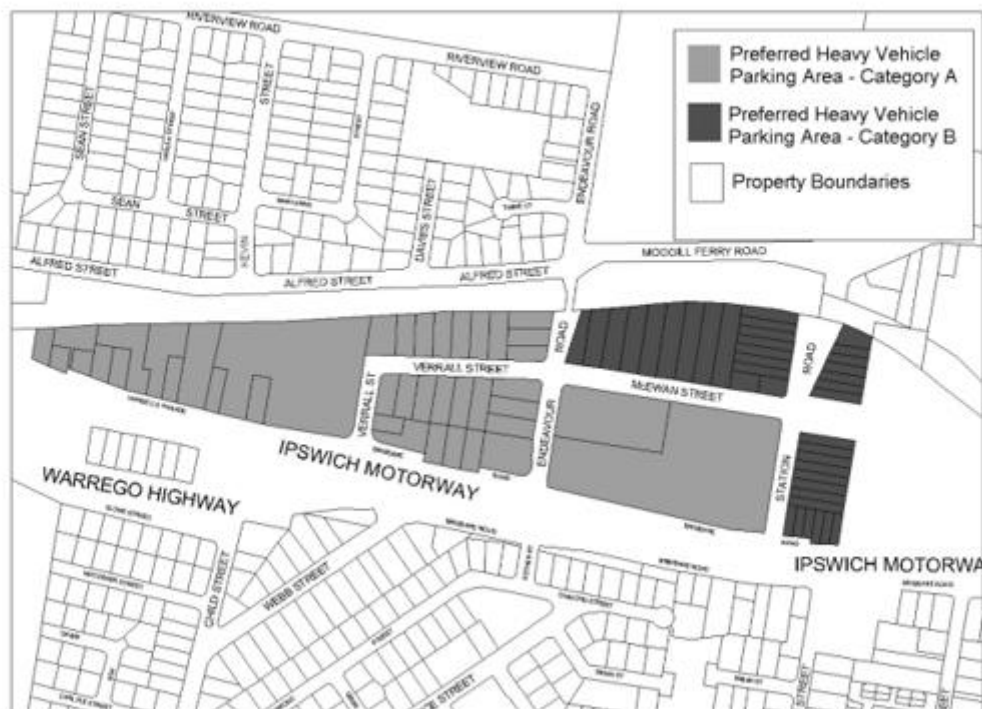
Map 14 - Brisbane Road, Ebbw Vale



Map 15 - Monigold Place and ACIRL Street, Dinmore



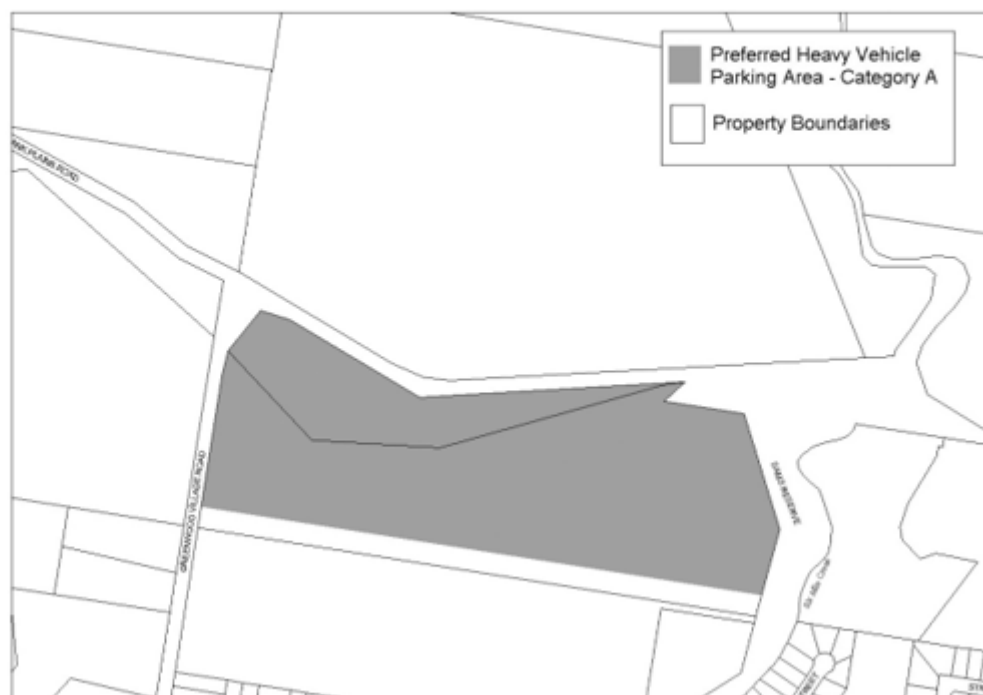
Map 16 - Hansells Parade, Riverview



Map 17 - Brisbane Terrace, Goodna



Map 18 - Redbank Plains Road, Redbank Plains



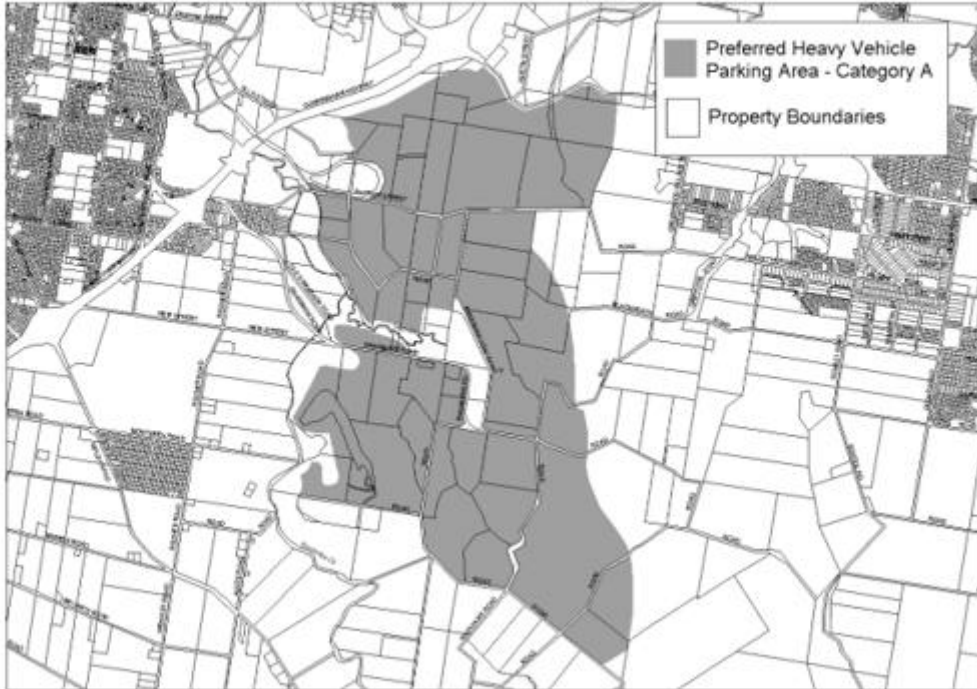
Map 19 - Ebenezer/Willowbank



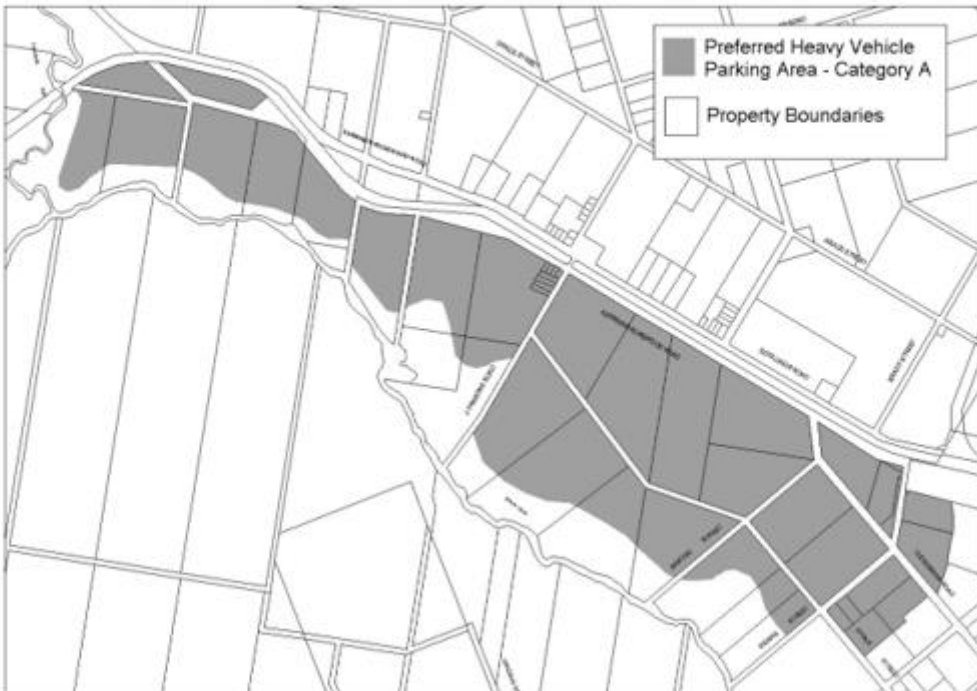
Map 20 - New Chum



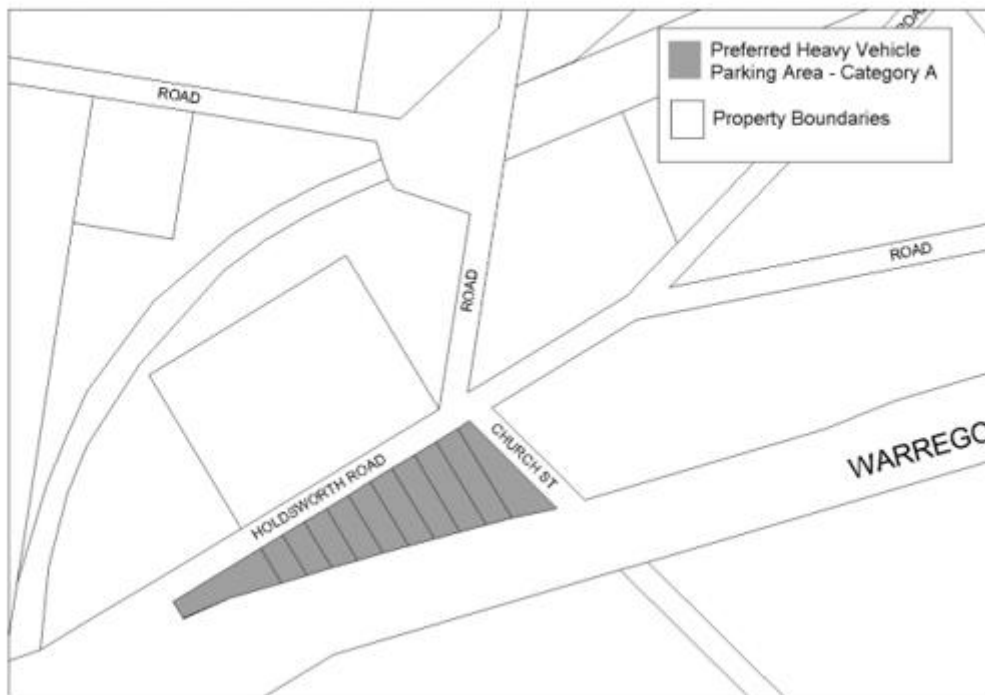
Map 21 - Swanbank



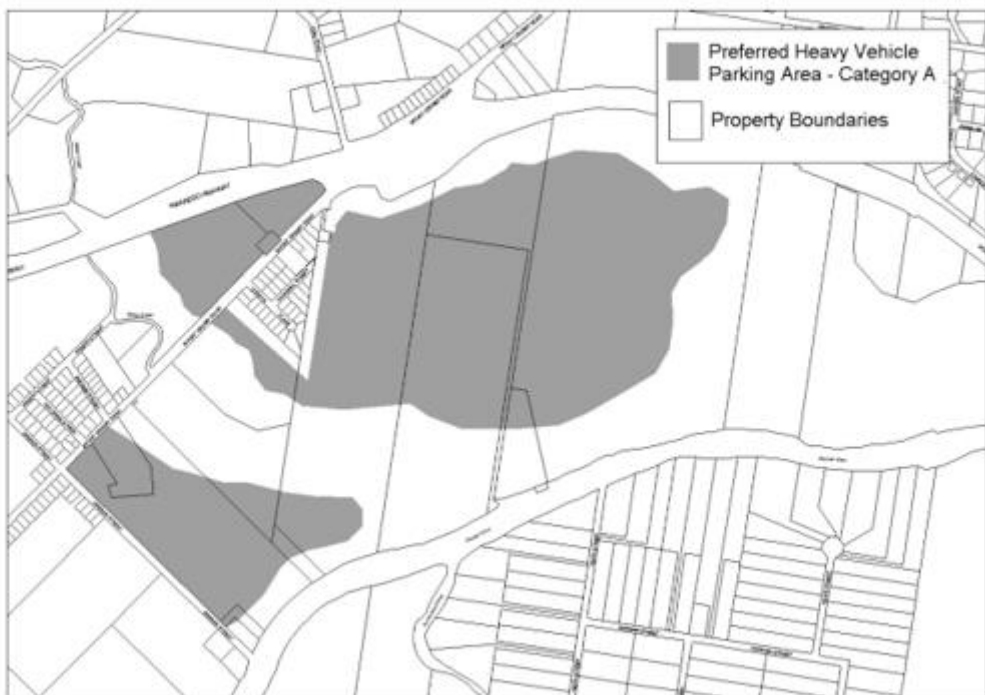
Map 22 - Karrabin



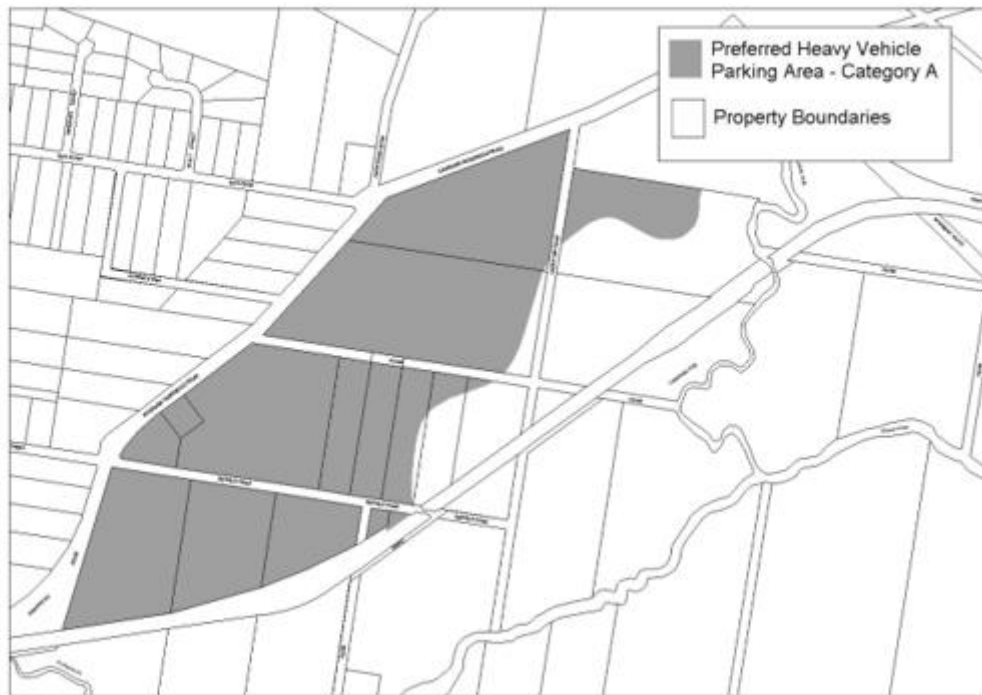
Map 23 - Holdsworth Road, Tivoli



Map 24 - North Tivoli



Map 25 - Seidels Road, Walloon



Map 31 - Mobil Service Station

